

Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, MARCH 26, 2014 - 4:00 P.M.

CITY OF MESA UTILITIES BUILDING – 640 NORTH MESA DRIVE

RANDY CARTER- Chair

BETH COONS- Vice Chair

BRAD ARNETT

VINCE DIBELLA

LISA HUDSON

SUZANNE JOHNSON

MICHAEL CLEMENT

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **April 7, 2014** City Council meeting. At that time, City Council will establish **April 21, 2014**, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE FEBRUARY 14 AND FEBRUARY 15, 2014 STUDY SESSIONS AND REGULAR HEARING

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **214-014 (District 6)** The 10000 to 10500 blocks of East Elliot Road (south side). Located south of Elliot Road and east of the Crismon Road alignment. (472± acres). Major Amendment to the Eastmark (Mesa Proving Grounds) Community Plan pertaining to Development Unit 5. This request will allow the Campus/Regional Center Land Use Group in Development Unit 5. (PLN2014-00000) Jill Hegardt, DMB Mesa Proving Grounds LLC applicant/owner.

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *2. [214-018](#) (District 6) 7515 South Atwood. Located west of Ellsworth Road and north of Germann Road. (1.22± acres). Site Plan Review. This request will allow the development of an industrial warehouse. (PLN2013-00638). John Reddell/John Reddell Architects, Inc. applicant; CarlJen Ventures owner.

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3. [214-019](#) (District 4) 824 West Broadway (NWC of Broadway Road and Extension). Located east of Alma School Road on the north side of Broadway Road. (2.2± acres). Site Plan Review and Council Use Permit for a Large Collection Facility in the LI district. This request will allow the development of a contractor's yard for the storage of building materials and recycling materials. (PLN2014-00011) Sean Lake, Pew & Lake, applicant; Lazy P Bar, LLC, owner.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4. [214-020](#) (District 6) 1010 South Crismon Road (west side). Located north of Southern Avenue on the west side of Crismon Road. (1± acres). Rezone from RS-43 to OC BIZ and Site Plan Review. This request will allow the development of a medical office building. (PLN2014-00001) Troy and Judith Williams owners/applicants.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *5. [214-021](#) (District 6) The 8200 to 8600 blocks of East Baseline Road (north side). Located on the north side of Baseline Road and the west side of the Loop 202 San Tan Freeway. (52.4 ± acres) Rezone from LC PAD and RM-4 PAD to LC PAD, RSL-2.5 PAD and RM-4 PAD. This request will allow the development of a mixed-use community. (PLN2013-00133) Paul Gilbert, Beus Gilbert PLLC, applicant; Jeff Schwartz, Baseline Mesa LLC, owner.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *6. [214-022](#) (District 5) 602 South Edgewater Drive. Located north of Southern Avenue and east of Power Road (0.5± acres). Rezone from RS-6 PAD to RS-6 PAD HL. This request will establish a Historic Landmark Overlay. (PLN2013-00570) Louise M. Swann applicant/owner.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. [GPMinor14-005](#) (District 5) The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC to MDR 4-6. This request will allow the development of a single-residential subdivision. (PLN2014-00008)

Staff Planner: Angelica Guevara
Staff Recommendation: Adoption

- [Z14-016](#) (District 5) The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (76.6± acres). Rezone from AG to RSL4.5-PAD on 43.65 acres and rezone from AG to RSL2.0 on 33 acres. This request will allow the development of a single-residential subdivision. (PLN2014-00008) Andrew Gassparro, KB Homes applicant and Anthony Perricone owner.

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions

- GPMinor14-006 (District 6)** 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC and HDR 15+ to MDR 6-10. This request will allow the redevelopment of a single-residential subdivision. (PLN2014-00006) Andrew Gassparro, KB Homes applicant and Anthony Perricone owner.

Staff Planner: Lesley Davis
Staff Recommendation: Adoption

- [Z14-017](#) (District 6) 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Rezone from LC and RM-4 to RSL-2.0 PAD. This request will allow the development of a single-residential subdivision.) (PLN2014-00006) Andrew Gassparro, KB Homes applicant and Anthony Perricone owner.

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

1. **Power and Guadalupe** 3143 South Power Road. Located south of Guadalupe Road on the east side of Power Road (16.3± acres). This request will allow the development of a single-residential subdivision. (PLN2014-00006) KB Homes applicant; Saia Family LP, owner.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

2. **Higley and Brown (District 5)** The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (76.6± acres) This request will allow the development of a single-residential subdivision. (PLN2014-00008) Andrew Gassparro, KB Homes, applicant; Anthony Perricone, owner.

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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